

MOTION BY SUPERVISOR DON KNABE

November 25, 2008

On February 6, 2007, this Board approved a two year gratis license agreement with Rio Hondo Community College (Rio Hondo) providing them with use of vacant classroom space and parking at the County Sheriff's facility known as the Sheriff's Training Academy Regional Service Center (STARS Center) located at 11515 Telegraph Road, Whittier. This gratis use has provided East and South Whittier and other communities with easier and greater access to educational opportunities by offering classes at this location on an after-hours basis.

Due to the success of this program, Rio Hondo would like to extend and expand the gratis use of the existing Sheriff classroom space by securing rights to Room H120 and obtain approval from the County to upgrade and refurbish Rooms H119 and H120, at some future time. Rio Hondo is also seeking Board approval to develop new community-focused facilities at the STARS Center to meet growing local educational needs from the cities of Whittier, Pico Rivera, Santa Fe Springs, El Monte and other neighboring communities. Rio Hondo, at its cost, is willing to commit up to \$3 million dollars for the construction of three new classrooms, two restrooms and a landscaped courtyard area totaling approximately 4,500 square feet of space to accommodate anticipated ongoing semester enrollment of approximately 100 students and staff.

- M O R E -

MOTION

MOLINA	_____
YAROSLAVSKY	_____
KNABE	_____
ANTONOVICH	_____
BURKE	_____

This proposed extended gratis use of the classrooms, along with the right to refurbish this space, and the contemplated new construction of the educational facilities, is strongly supported by the County Sheriff's Department, since it will directly benefit several communities and is not expected to impact any ongoing or future Sheriff program at the STARS Center.

I, THEREFORE, MOVE that the Board of Supervisors, as authorized by Government Code Section 26227:

1. Make a finding that the existing classroom space and the property for the new educational facilities at 11515 Telegraph Road, Whittier is surplus to any present or foreseeable County needs;
2. Make a finding that the gratis use of the classroom space and property is categorically exempt from CEQA pursuant to Class 1, subsection (g) (3) (b) of the County's Environmental Document Reporting Procedures and Guidelines;
3. Make a finding that the educational classes being offered now, and in the future, along with the proposed refurbishment and new construction of classroom facilities by Rio Hondo, at its cost, serve public purposes, which benefit the County;
4. Instruct and authorize the Chief Executive Office (CEO) to negotiate an amendment to County License COL-581 (COL-581), which includes expanding and extending the gratis use of parking, hours of operation, if needed, and classroom space by adding Room H120, to accommodate students and staff. Amend the terms and conditions of COL-581 to allow Rio Hondo, at its cost, to initiate the building upgrades and/or tenant improvements to Rooms H119 and H120, upon County plan approval, to minimum building code standards acceptable to the Division of the State Architect and other appropriate jurisdictions and extend the term of the license for a period of 25 years, commencing from the date the amendment is fully executed by the Chair of the Board;

- M O R E -

5. Instruct and authorize the CEO to negotiate a gratis 25-year ground lease with Rio Hondo for property to accommodate parking needs for students and staff and grant Rio Hondo the right to initiate construction of educational facilities and ancillary improvements, upon County plan approval, to meet minimum building code standards acceptable to the Division of the State Architect and other appropriate jurisdictions, comprised of three classrooms, two restrooms and a landscaped courtyard within an area of approximately 4,500 square feet. The term of the lease commencing from the date the lease is fully executed by the Chair of the Board; and
6. Instruct and authorize the CEO to negotiate a gratis 25-year license agreement with Rio Hondo allowing the County Sheriff's Department to utilize the newly constructed classroom during off-hours, with said license term to run concurrent with the ground lease and commencing from the date the license is fully executed by the Chair of the Board.

#

CG:mh